

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING ONE TRACT OF LAND TOTALING 5.08 ACRES, BEING SITUATED IN THE MORGAN RECTOR LEAGUE, ABSTRACT NO. 46, COLLEGE STATION, BRAZOS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

- PART 1: That the City of College Station Zoning Ordinance #1638, more specifically the Official Zoning Map, be amended as set out in Exhibits "A", "B", and "C" attached hereto and made a part of this ordinance for all purposes.
- PART 2: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.
- PART 3: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five dollars (\$25.00) nor more than Two Thousand Dollars (\$2000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

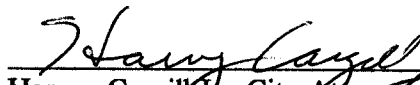
PASSED, ADOPTED and APPROVED this 24th day of August, 2000.

ATTEST:

\_\_\_\_\_  
Connie Hooks, City Secretary

\_\_\_\_\_  
Lynn McIlhaney, Mayor

APPROVED:

  
\_\_\_\_\_  
Harvey Cargill Jr., City Attorney

**EXHIBIT "A"**

That the Official Zoning Map of the City of College Station, and part of Zoning Ordinance #1638, is hereby amended as follows:

The following property is rezoned from A-O Agricultural Open to R-1 Single Family Residential.

*5.08 acres being situated in the Morgan Rector League, Abstract No. 46, College Station, Brazos County, Texas, and being a part of that certain Called 14.23 acre tract as described in deed conveyed to Davis McGill, Trustee, of record in Volume 597, Page 226, Deed Records of Brazos County, Texas, said 5.08 acre tract being more particularly described by metes and bounds in the attached Exhibit "B", and shown graphically in Exhibit "C".*

**METES AND BOUNDS DESCRIPTION  
OF A  
5.08 ACRE TRACT  
(PROPOSED R-1 ZONE)  
MORGAN RECTOR LEAGUE, ABSTRACT NO. 46  
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

Metes and bounds description of all that certain 5.08 acre tract or parcel of land, lying and being situated in the Morgan Rector League, Abstract No. 46, College Station, Brazos County, Texas, and being a portion out of that same 14.23 acre tract conveyed to Davis McGill, Trustee, as described by deed recorded in VOLUME 597, PAGE 226 of the Official Records of Brazos County, Texas, said 5.08 acre tract being more particularly described as follows:

**COMMENCING** at the west corner of Raintree, Section One, as depicted by plat recorded in VOLUME 373 PAGE 461 of the Deed Records of Brazos County, Texas.

**THENCE** N 42° 26' 57" E- 262.19 feet with the common line between said 14.23 acre tract and said Raintree, Section One, to a point for corner, and being the **PLACE OF BEGINNING.**

**THENCE** N 30° 02' 48" W- 175.83 feet across said 14.23 acre tract to a point for angle point.

**THENCE** N 31° 58' 50" W – 310.59 feet across said 14.23 acre tract to a point for corner in the centerline of Wolf Pen Creek.

**THENCE** with the centerline of Wolf Pen Creek for the following calls:

N 55° 22' 25" E – 28.79 feet  
S 63° 44' 35" E - 107.38 feet  
S 84° 56' 53" E - 82.97 feet  
N 59° 16' 08" E - 89.19 feet  
N 18° 10' 22" W - 44.50 feet  
N 67° 42' 42" W - 83.58 feet  
N 07° 48' 52" E - 92.56 feet  
S 77° 54' 39" E - 20.02 feet  
N 75° 52' 46" E - 48.57 feet  
N 59° 42' 12" E – 116.46 feet  
S 59° 02' 57" E - 108.18 feet  
N 76° 58' 56" E - 42.35 feet  
N 26° 58' 52" E - 47.66 feet  
N 61° 45' 04" E - 67.43 feet

N 76° 01' 35" E - 34.42 feet  
S 68° 34' 02" E - 44.04 feet  
S 23° 14' 25" W - 103.32 feet  
S 42° 58' 57" E - 57.30 feet

**THENCE** S 58° 55' 37" E - 67.33 feet with said creek centerline to a point for corner, and being the east corner of said 14.23 acre tract.

**THENCE** S 42° 26' 57" W - 682.72 feet with the southeast line of said 14.23 acre tract and said Raintree, Section One, to the **PLACE OF BEGINNING**, and containing 5.08 acres of land.

Note: This description has been computed from previously gathered field data. It is intended for Zoning purposes only and shall not be used for the purposes of land conveyance.

June 2000  
Municipal Development Group  
College Station, Texas

